

**TOWN OF DAVIE
OPEN SPACE ADVISORY COMMITTEE (OSAC)
MONDAY, JANUARY 28, 2008 - 7:30 P.M.
ROBBINS LODGE
4005 HIATUS ROAD, DAVIE, FLORIDA**

MEMBERS PRESENT

Joyce Steward, Chairperson
Linda Greck (arrived 7:32 p.m.)
Christina Pellicane
Paul Greenbaum
Donald Burgess
Toni Webb (arrived 7:39 p.m.)
Frances Steier
Janice Carey

MEMBERS ABSENT

Michael Mersack
Casey Lee

STAFF AND GUESTS PRESENT

Tim Lee, Town of Davie
Phillip Holste, Town of Davie
Kathy Cox, South Florida Trail Riders of Broward Trustee
James Jackson, Miller Legg
Hilda Testa, Recording Clerk, Prototype, Inc.

1. ROLL CALL

Chair Steward called the meeting to order at 7:28 p.m.

2. APPROVAL OF MINUTES

Vice Chair Steward asked the Committee Members if there were any corrections to the minutes of the November OSAC meeting. Ms. Pellicane noted one correction on Page 7; the third paragraph, the word "Devine" was spelled wrong. Mr. Burgess noted two corrections on Page 8; the first word of the first paragraph and the last sentence of the second paragraph, the word "Sunny Lake" was incorrectly spelled as one word in both instances.

Motion made by Mr. Burgess, seconded by Ms. Pellicane, to approve the minutes from November 26, 2007 as amended. In a voice vote, the motion passed unanimously.

3. OLD BUSINESS

3.1 Discussion on recommending bond funds for a survey along C-20 canal, east of Peaceful Ridge Road to establish an equestrian trail from the Robbins Bridge to SW 26 Street.

Chair Steward stated the Committee Members had previously discussed moving the Peaceful Ridge Trail and Ms. Greck had talked to Town Staff regarding the moving of the trail. Staff had advised a survey would be required; however, there were no funds available for that purpose.

Chair Steward noted the location of the proposed trail for the benefit of the Committee Members and guests, and stated the current location of the trail is dangerous as it is on Peaceful Ridge Road with no shoulder to move off when traffic approaches.

A survey would be necessary to determine the location of the drainage easement and correct placement of the residents' fences. Ms. Greck stated Central Broward Water Management and the Town of Davie had no survey on file.

Chair Steward advised the Committee Members had dealt with a similar situation implementing the trail on the east side of Flamingo Road south of SW 14th Street.

Ms. Pellicane asked if it would be possible to install a multi-purpose trail. Chair Steward advised that it would depend on how much easement was available. Ms. Pellicane commented if a recreational path is constructed, the entire trail could be relocated from Peaceful Ridge Road, not just the equestrian portion.

Mr. Greenbaum asked if there were residences with fences that are encroaching onto the easement at this time. Chair Steward advised those residents would have to move their fences back from the canal.

Mr. Lee advised there is a fifty-foot canal road easement at that location and the canal is estimated to be less than fifty foot wide and would leave some space for a trail.

Mr. Greenbaum asked how long had the fences been in place. Mr. Lee advised there were two different issues. The space next to the canal is narrow and he did not see any fences in those areas and other areas are heavily vegetated with Brazilian Pepper trees.

Ms. Cox pointed out the area does not have a lot of homes that back up to the canal, with the rest of the easement being adjacent to nurseries and agricultural property. Ms. Cox also noted the distance from the easement to the houses that are along the canal bank is quite substantial.

Ms. Greck advised there are two houses that seem to be closer than the others, but there is still ample room for a trail. Ms. Cox also pointed out that some communities such as Pine Island Ridge have homes that are much closer to the trails.

Ms. Greck asked if there was a cost estimate for the survey to be completed. Mr. Lee answered the estimate for the survey was approximately \$9,000.00. Ms. Pellicane asked if it was possible to solicit the property owners for their surveys. Chair Steward replied the Town would need unbiased current surveys in order to request the homeowners' removal of the fences.

Ms. Greck asked if Central Broward had a responsibility to possess a survey. Chair Steward advised they may have had a survey at one time, but Central Broward would only need to survey to identify the property owners in the event a fence would have to be moved. It was pointed out that Central Broward maintains the canal by boat.

Chair Steward stated she felt the bond dollars were to be spent on improving the trail system and this survey would fall under that category. Ms. Greck advised she was prepared to put forth a motion to fund the survey with bond dollars and noted Councilmember Starkey would have to approve the expenditure.

Mr. Burgess asked if the Town would need an access agreement with Central Broward. Ms. Greck stated she believed there was a broad scale agreement to allow the Town to use the utility maintenance easements as part of the trail system. Chair Steward stated again it was the same circumstance as the trail previously implemented on the east side of Flamingo Road.

Ms. Cox stated that it is the policy of Central Broward to allow access unless there are mitigating circumstances to the contrary or if the needs of Central Broward would be compromised. Ms. Cox stated she was unsure if there was ever any written agreement to that effect, but that the implementation of trails along drainage easement facilitated the maintenance efforts of Central Broward due to the fact the surface of the easement is stabilized and the banks are usually cleaned up and kept clean by the use of the trail.

Motion made by Ms. Greck, seconded by Mr. Burgess, to fund a survey of the west bank of the C-20 canal with Open Space Bond dollars for the purpose of moving the Peaceful Ridge Trail off of Peaceful Ridge Road. In a voice vote, the motion passed unanimously.

3.2 Report on Recycling in Town Parks.

Mr. Lee read a report from Mr. Diez in the Public Works Department. The report stated there were recycling receptacles at Lang Park, Potter Park, Betty Booth Park, Veteran Park, and Berman Park. The bins have been in place for three to four years and are labeled for the type of recycling material to be placed in them.

Residents have vandalized the barrels, stolen the covers, and are not using them correctly. Public Works employees are spending too much time sorting the trash from the recycling materials and separating the articles for pick up. The recommendation from the Town's Operations Staff is to not extend the program any further and, in fact, abandon the program for next year.

Mr. Lee advised he had spoken with Susan Dean and she agreed the cost of the program far out weighs the benefit to the Town. There is no funding available for the bins and the burden of handling the material and delivering it to Waste Management falls solely on the Public Works Department.

Chair Steward stated she had not seen any receptacles at Bamford Park and is appalled, with the current emphasis on "going green" and recycling, that the Town does not want to continue with a recycling program.

Ms. Pellicane stated that in Europe they do not recycle plastics as they are a petroleum product and are burned for energy; however, their towers are better filtered than in the U.S. to remove the dioxins and pollutants.

Chair Steward hoped there would be an opportunity in the future for the Town to address the recycling issue again. Mr. Lee advised there had been a survey sent out to the Department Heads from the administrators of the Town to identify steps currently being taken to "go green" and ways to augment current efforts within the individual departments.

Ms. Greck advised it is possible the receptacles need to be redesigned to prevent them from being taken apart, but she agreed that vandalism is difficult to prevent.

3.3 Discussion on opening the equestrian trail on the west side of Flamingo Road.

Mr. Lee reported the trail would be open in another ninety days.

3.4 Estimates for speed limit signs near equestrian trails.

Mr. Lee reported the cost estimate for the signs is \$88.50, posts are \$18.00, and

Installation will be \$45.00, for a total of \$141.50. The project worksheet is being prepared; however, a funding source needs to be identified. If the funds were to come from the Open Space Program, each Councilmember would need to approve the expenditure for their district. If an adequate funding source cannot be identified, the project has no chance of being approved.

Ms. Greck stated she felt that such minor costs funded through the Open Space Bond and then approved district-by-district seemed to be inappropriate. A plan to identify the locations for installation and a phasing-in approach should be covered under the ordinary expense paid by impact fees.

Chair Steward felt this expenditure would be better paid by the Parks & Recreation impact fees and that this type of expenditure is routinely funded in this manner.

Ms. Webb asked if the proposed signs were standard street signs. Chair Steward advised they are thought to be ordinary street signs. Ms. Webb stated the sign could be combined with the existing horse crossing signs and save the cost of the post and installation to further reduce the expense.

Ms. Greck pointed out the purpose of the signs is to raise awareness of the State Statute currently in effect. The proposed ordinance regarding vehicular caution at recreational trails OSAC had been prepared for approval by the Council although it did not reference a speed reduction, as that issue would be addressed at a later time.

Motion made by Ms. Webb, seconded by Ms. Pellicane, to recommend installation of the signs for awareness of the State Statute, on the existing horse crossing signposts. Parks & Recreation impact fees are the recommended funding source for the signs and installation. In a voice vote, the motion passed unanimously.

3.5 Cost estimate for bridges along Griffin Road.

Mr. Lee reported the design cost for the bridges were \$40,130.00; the construction and installation cost per bridge is approximately \$90,000. The design cost has already been paid from the Open Space Bond.

There was some discussion regarding the cost of the bridges at the conception of the idea; however, Chair Steward pointed out an estimate at today's cost had been determined and the next step would be authorize the construction from the Open Space Bond fund.

Ms. Greck stated she would like the Town to explore any transportation grants available to help offset the cost of the bridges. Discussion ensued regarding the types of grants used in the past to implement various recreational trails. Ms. Cox stated direction from Council was probably needed to instruct Staff to pursue transportation grants.

Mr. Holste advised he would look at the legal description of the areas for the proposed bridges to determine in which district they are located. Ms. Cox suggested speaking with the Councilmembers from both Districts 1 and 2 to fund the bridges due to the potential benefit to both.

District 1, however, seemed the likely source to fund the bridges since expenditures from that District have been low. Ms. Cox stated the recreational trail could be used for purposes other than equestrian use. The surface is stabilized and would allow mountain biking and walking, in addition to the obvious equestrian use. Future use may include paving a portion of the trail for bicycles.

Motion made by Ms. Webb, seconded by Ms. Greck, to recommend the use of Open Space Bond dollars to construct and install the three recreation bridges on the south side of the C-11 canal along Griffin Road in District 1 and District 2 and explore the possibility of a transportation grant to reimburse the bond fund. In a voice vote, the motion passed unanimously.

3.6 Discussion of time frame for spending bond funds and potential penalties for not meeting that time frame.

Mr. Holste advised there is a three-year time frame to utilize the funds in the Open Space Bond. The State of Florida is paying interest on the money and puts a limit on the amount of time interest is allowed to be collected without being returned to the State. At the present interest rate, that amount is approximately \$1 million each year. If the funds are not utilized after three years, the Town has the option of returning the bond dollars to the residents by paying down the bond.

The District 1 State Road 7 corridor will be undergoing massive design plans to include open space, greenways, and recreational trails. When the 900 acre property is eventually developed, 130 acres must be set aside as pervious surface and of that 130 acres, approximately half has to be designated as open space, park or greenway type of land.

The plan will determine the location of the green areas and use the bond funds to purchase those areas as they are identified.

Ms. Greck asked, if the green areas are required of the developer, why then would the Town want to purchase the property at this time. Mr. Holste stated if the developer wants to develop the property, he might put the green areas on the least desirable areas of the property. If the Town purchases the property before development begins, the green areas can be implemented to benefit the residents rather than the developer.

Mr. Holste advised there is approximately one and a half years left of the initial three years of the Bond. Chair Steward stated District 1 has little opportunity to purchase open space other than property for the east-west trail to Wolf Lake and the bridges on Griffin Road.

Mr. Holste stated the Council had approved \$250,000 for development of the Sunny Lake parcel with additional phases to be implemented at a later time.

Mr. Holste also stated the Farm Park in District 4 was purchased with bond monies. **When the grant was awarded for the Farm Park, the money did not go back into the same account as the bond money and is therefore, not subject to the rules of arbitrage.** The grant money is, however, earmarked for open space use.

Discussion ensued regarding the reimbursement of open space funds and the applicable covenants. Mr. Holste stated the reimbursement funds are subject to the same restrictions as the original open space funds and a detailed accounting record is being kept for the purposes of public record.

3.7 Drainage problem at Joy Yoder Park.

Mr. Lee reported no progress has been made to remedy the drainage problems at Joy Yoder Park. Ms. Webb stated she had attempted to contact Mr. Diez regarding this issue; however, he had not returned her call. Ms. Webb stated she would call him again.

Chair Steward advised this issue was to be on the next meeting agenda.

3.8 Update on Batten, Devine, and Gill parcels.

Mr. Holste reported there is no update on the Gill parcel; direction has not been received from Council to initiate negotiations for the parcel. Chair Steward stated she had previously spoken to Councilmember Starkey and will contact her again to discuss moving forward with this parcel.

Mr. Holste reported an extension of the inspection period until June 2008 for the Battens property has been granted in an effort to continue the clean up of the arsenic contamination. The Town has offered the property owner the option of setting aside an environmental escrow with an amount equal to triple the estimated clean up dollars or the property owners may opt to handle the clean up themselves.

In any case, the County must complete inspections before a clean bill of health can be obtained. If the current owners of the Battens property back out of the sale, clean up would still be required by the County.

Phase two of the environmental inspections for the Devine property has been completed; the property also has arsenic contamination. The Town is awaiting word from the property owner as to the direction desired for the clean up efforts. Six to eight months additional is expected before closing of the property can occur.

The Board discussed the potential purchase of the Lauderdale property; however, Mr. Holste reported the property owner is currently asking \$500,000 per acre and that price is significantly higher than the market currently dictates. The Board felt the price excluded the Lauderdale property from consideration at this time.

3.9 Discussion on the result of the OSAC criteria for park improvements going to Council and next steps.

Chair Steward expressed her disappointment that the Council chose not to adopt the criteria for use when utilizing Open Space Bond money. The Parks & Recreation Board had spoken before Council and did not support the criteria, thus prompting the Council to also deny support for the criteria.

Chair Steward advised that Mayor Truex would not move forward with the new criteria while there was an objection from another Board so as not to create conflict within the different Boards.

Chair Steward stated there are several residents that had previously supported the bond issue and have committed themselves to attending Council meetings when bond expenditures are scheduled to be on the agenda.

Chair Steward believed the Parks & Recreation Board has certain items needed for Bamford Park's active sports programs with no funding source; however, such expenditures would not be in keeping with the resolution made by the Town for the use of the bond fund and against what the residents expect for the use of the bond. The

Open Space Bond is not a Parks & Recreation Bond for the purpose of funding active sports programs.

Ms. Carey asked if any Open Space dollars had been expended for Parks & Recreation. Chair Steward advised no expenditures had come before Council for use other than open space, but was unsure if all expenditures were required to come before Council for approval. Ms. Greck asked if there was a threshold that did not require Council approval. Mr. Holste felt all money expended to date had been directly approved by Council.

Ms. Greck stated she had a conversation with Councilmember Starkey regarding her absence at the meeting in which the criteria had been on the agenda. Ms. Starkey had advised Ms. Greck that since she was not at the meeting, she was free to bring the item back up for discussion. Ms. Greck felt if the Board monitors the Council meetings for bond dollars agenda items and inappropriate expenditures were being considered, then it would be prudent to point out that the criteria would have been able to be used to ensure such inappropriate expenditures were not approved.

Ms. Greck stated the Parks & Recreation Board Members felt the Town's sports programs directly compete with other sports programs around the State and the lack of amenities at Davie's sports complexes results in loss of sponsorships thus resulting in increased costs to be borne by the parents. Increased fees for sports programs have prompted some residents to seek sports programs at other municipalities even when the increases are slight.

Mr. Burgess felt the items needed to maintain the active parks are not items that would be appropriate for bond dollars to be used such as lining the fields, uniforms, lights, officials, etc. However, the OSAC Members felt these items were legitimate needs for the active parks.

4. NEW BUSINESS

4.1 Discussion on possible land acquisitions adjacent to open space/park parcels.

Mr. Burgess stated, in the past, letters were sent out to property owners that had contacted the Town regarding wanting to sell their properties. In an effort to move forward with land purchases, Mr. Burgess inquired with Mr. Lee, Mr. Holste, and Mr. Andresky as to alternatives to land purchases initiated by the property owners.

Mr. Andresky sent Mr. Burgess an e-mail response that stated, "Existing parks with adjacent land to consider for purchase included Betty Booth Park, Robbins Preserve, Potter Park and Joy Yoder Park. In addition, areas in United Ranches, possible trail connections, reclaiming land in east Davie, wild life habitats, or any found areas of any interest or value, improvements to the newly acquired park areas and existing park areas may also be considered for purchase using Open Space Bond funds.

The Committee Members reviewed maps showing areas with gaps in park coverage and aerials of several of the parks mentioned that had adjacent vacant land. Discussion ensued regarding each.

Mr. Holste recapped the process by which the Town identified parcels to pursue for purchase. The Betty Booth site has two vacant parcels adjacent to that site; however, Mr. Holste recalled a prior meeting in which the residents did not support expansion of that park.

Robbins Preserve has a large parcel to the south known as the Toole property; however, due to the size of the Robbins Preserve, there was doubt as to the need to expand. Mr. Burgess asked if the Toole property could provide road access from Orange Drive into the Robbins Preserve. Ms. Cox stated access to the park from Orange Drive would necessitate the construction of new roads through the park disrupting the bucolic atmosphere enjoyed by the residents.

Parking is an issue at Potter Park and the vacant land adjacent to the park could be used to augment the parking. Mr. Holste advised there are other vacant parcels owned by the CRA, but he believed those parcels have an intended use already slated for them.

Joy Yoder Park has the Seminole Health Club to the north, but Mr. Holste was not sure if it would be coming on the market any time soon since it had just changed hands within the last year.

The Farm Park has ten parcels adjacent to it with eight vacant parcels available. Mr. Holste again questioned the need to expand that park.

The United Ranches area does not have a park and the Gill property is located directly in the middle of that neighborhood. The potential problem with that parcel is the access is difficult since that neighborhood does not possess any main roads. Ms. Cox recalled there were various trails that ran along the back of several of the residents' homes, but the responsibility for keeping those trails open rested with the homeowners themselves.

Ms. Greck inquired as to whether or not there was an interest from the residents of United Ranches to pursue a north-south trail that would possibly connect to the Davie trail system.

Chair Steward stated that prior conversations regarding a park in United Ranches revealed that equestrian use was not the focus, rather an open space-type park for the residents accessible by foot or bike, not necessarily by car was desired.

Ms. Cox suggested rather than arbitrarily purchasing properties, a plan could be made as to the use of the property before a recommendation is made for purchase.

Mr. Burgess suggested the Committee recommend the property to the north of Potters Park. There was also brief discussion regarding the feasibility of the other properties. Mr. Burgess stated Mr. Andresky had made a note on the Potters Park aerial of the need for parking.

Ms. Pellicane suggested removing the road between Potters Park and the vacant property to the north turning it into green space, and thereby eliminating having children cross a road to get to the park.

Ms. Webb asked, if the north parcel is purchased for parking, if it would be possible to have a grass parking lot instead of paving the parcel. Chair Steward pointed out that Bamford Park has grass parking and has been very successful.

Motion made by Ms. Pellicane, seconded by Mr. Burgess, to explore the purchase of the vacant property north of Potters Park to augment the existing parking with the understanding that the road on the north end of the park be blocked off to create a green bridge for safe access to the park with the ingress and egress for vehicular traffic at the north end of the vacant property. In a voice vote the motion passed unanimously.

Mr. Burgess asked the Committee Members if they were interested in pursuing the vacant lot to the south of Betty Booth Park. Ms. Pellicane stated Betty Booth Park lacks any canopy cover and is extremely hot during the summer months. The vacant parcel with its substantial canopy could benefit the park and increase its usage. Ms. Pellicane also stated she thought there should be community interest in acquiring the parcel before any steps were taken to purchase the parcel.

Ms. Greck suggested the parcel would be beneficial for use as part of the proposed dog park and recommended contacting the owner to see if there is a willingness to sell.

Mr. Burgess asked Mr. Holste of the procedure required to have a willing seller letter submitted to the owner of the parcel at the south end of Betty Booth Park. Mr. Holste advised the request to explore willing sellers had previously come from residents of the Town and did not see any difference if the Board were requesting the same.

Motion made by Ms. Pellicane, seconded by Mr. Burgess, to recommend that Staff explore the possibility of sending out a willing seller letter to the owners of the two parcels directly south of Betty Booth Park. In a voice vote, the motion passed unanimously.

Ms. Pellicane asked if the United Ranches neighborhood had a north-south corridor to connect the neighborhood to Griffin Road. Chair Steward stated she believed the only north-south corridor that currently exists is the paved streets. Ms. Cox brought up the Hiatus Road right-of-way that was previously vacated and could have provided an access. Mr. Holste suggested SW 111th Avenue may be of some use as a corridor to link the neighborhood to Griffin Road.

Ms. Greck commented that since United Ranches is now a Davie neighborhood, it would make sense to provide them with the ability to connect to the Davie trail system; however, the neighborhood might be presently using the streets to recreate and not need recreational trails.

Discussion continued regarding the desire of the neighborhood to pursue parks and/or recreational trails to augment the United Ranches neighborhood. Ms. Testa advised the Committee Members of the existence of the United Ranches Preservation Board.

Motion made by Ms. Pellicane, seconded by Ms. Greck, to recommend that Staff contact the United Ranches Preservation Board to see if there is any interest in connecting the United Ranches neighborhood to the Davie Trail System, identify any trail corridors currently in use, or develop new corridors, keeping in mind the Gill parcel could be a destination for those trails. In a voice, the motion passed unanimously.

4.2 Approval of Annual Achievement Report

Ms. Greck thanked Chair Steward for putting together the report for the Committee Members to review.

Changes were made to item number one on the report to clarify the location of the proposed recreational bridges and to augment the funding by way of transportation grants. Additional changes were made to item number seven to take out the words "reduced speed" and insert "traffic safety."

Discussion ensued regarding the wording of item number eight and ultimately it was decided to leave it as worded by Chair Steward. No other changes were noted.

Motion made by Mr. Burgess, seconded by Ms. Webb, to approve the OSAC Annual Achievement Report as amended. In a voice vote, the motion passed unanimously.

5. AGENDA ITEMS FOR NEXT MEETING

1. Drainage problems at Joy Yoder Park
2. Substandard trees being installed along Linear Park
3. East-West trail corridor in District 2

6. COMMENTS AND/OR SUGGESTIONS

1. Bollards are needed at the south end of SW 148th Avenue for the Stone Brook trail behind Vista View Park.
2. Equestrian Trail on SW 26th Street between SW 136th Avenue and SW 130th Avenue is being used as an ATV trail.
3. Construction and parking lights at the Kapok site are lit up at night and jeopardizes the bird sanctuary.
4. Perimeter fence at the northwest corner of the Robbins Preserve needs to be re-installed at the perimeter to regain control of that area. Rubbish is being deposited in the corner by the homeowners of Majestic Groves.
5. Ms. Cox suggested the Town purchase trail corridors or strips of land instead of entire parcels when augmenting the Davie Trail System. Smaller strips of land would be easier to maintain and more cost effective than purchasing and entire parcel for trail use.

Motion made by Ms. Greck to recommend staff approach the owners off of 70th Avenue to purchase a 35' trail east-west corridor.

Mr. Holster suggested the Committee Members put together a recommended path for the trail and have a game plan before contact is made with the landowners. Ms. Greck stated this would be a good item for discussion on next month's agenda.

Motion died for lack of a second.

6. Ms. Greck asked if there had been any resolution as to the mounting block issue at the equestrian trailer parking at the Robbins Preserve as the need for a safe mounting block is greater at that area.

7. Open Space literature to be displayed at the Town's tent at the Orange Blossom Parade.

7. ADJOURNMENT

Motion made by Ms. Greck, seconded by Mr. Burgess to adjourn the meeting at 10:10 p.m. In a voice vote, the motion passed unanimously.

Approved

Chairperson/Committee Member